MASSACHUSETTS HOUSING PRODUCTION GOAL REPORT:
2013 (First Year)
July 2014

Summary

In November 2012, Governor Patrick announced a Statewide Housing Production Goal of 10,000 multi-family housing units per year through 2020. This goal includes the production of new affordable and market-rate housing units. In order to measure progress towards the goal in a clear and transparent way, the Administration released a Guide to the Massachusetts Housing Production Goal (the Guide) in June 2013. The Guide stated that annual reports would be issued related to housing starts in the prior calendar year, starting with a 2012 report establishing baseline numbers using the same methodology as will be followed in subsequent years.

This is the 2013 report, the first year covered by the housing production goal. The number of multi-family building permits issued in 2013 was 8,607. The ratio of multi-family permits issued to all building permits issued was 58.6%. This compares to 5,479 permits issued in 2012, representing 51% of all permits.

About 82.4% of the multi-family permits were issued by 20 communities. This is approximately the same percentage as in 2012 (82%).

Housing construction permits in 2013 signaled a continuing trend toward building multi-family housing in mixed-use districts near transit and employment.

Methodology Used

For purposes of the goal, multi-family housing is defined as all housing other than a single, detached home. Multi-family housing units which are counted toward the goal can be for rent or for sale. They can be deed-restricted affordable housing or market rate. Housing units considered as "new" housing include substantial rehabilitation that creates new units, such as conversion of a mill to housing.

As set forth in the Guide, the Commonwealth used the following approach to count building permits issued during 2013:

1. Annual building permit data was obtained from the U.S. Census Annual Building Permit Survey for each municipality.

2. The Department of Housing and Community Development (DHCD) asked the reporting municipalities either to accept the Annual Survey numbers or certify different building permit numbers. This step is necessary because there are at least two significant ways that the Survey does not accurately

count multi-family housing units as we define them: the US Census does not count conversion of commercial buildings to residential, and counts single family attached, such as townhomes, as single family housing. In addition, as some communities fail to submit reports to the US Census in a given year, our count gives them an additional opportunity to provide permit information.

Statewide Building Permit Numbers by Category

The chart below presents the total building permits issued for housing units in 2013 and breaks down the permits by type of housing. The multi-family housing categories that are considered towards the production goal are highlighted in yellow.

Number of Units per structure	Total: Multi-family + Single Detached Units	Five or More Units	Three and Four Units	Two Family	Single Attached	Total Multi-family Units	Single Detached
Number of Units	14,679	7,304	409	451	443	8,607	6,072
Percentage of Multi-family Units:	58.6%						

Multi-Family Building Permit Numbers by Community

Attached is a spreadsheet that contains the building permit count for each municipality in the Commonwealth, arranged in alphabetical order.   Below is a chart that shows the 20 municipalities with the highest number of multi-family building permits issued in calendar year 2013.

Area Name	Multi-family
Boston	2,527
Cambridge	947
Malden	618

Watertown town	461
Chelsea	332
Everett	328
Canton town	234
Wakefield town	216
Waltham	205
Medford	174
Taunton	171
Hopkinton town	129
Holden town	117
Reading town	110
Seekonk town	104
Lowell	102
Arlington town	88
Plymouth town	88
Braintree town	75
Sudbury town	64
Total	**7,090**

Notable Housing Starts

During 2013, building permits were issued for 202 homes in four Chapter 40R/smart growth districts. These were: Easthampton (50 units), Easton (50 units), Lowell (52 units) and Reading—Gateway District (50 units).

Additionally, the continuing trend towards multi-family housing in mixed-use districts near transit and employment continued. Listed below are six profiles of multi-family housing starts in 2013 that represent this continuing trend.

1. **Ink Block South End, Boston**. This major redevelopment of the old Boston Herald site started three of the six planned buildings in 2013 (and a fourth in 2014). When built, Ink Block will include over 500 units, with a Whole Foods Market and ground-floor restaurants and retail space. Consistent with the BRA's Harrison-Albany Corridor plan, the complex was designed by National Development to act as a gateway to the South End, provide 18-hour residential and ground-floor retail uses, and increase neighborhood walkability. Units will range from studios to three-bedrooms and include both rental apartments and condominium homes.

2. **Frank Howard Building, Pittsfield.** The Howard Building in downtown Pittsfield was the first project approved under the Housing Development Incentive Program, which provides state and local financial support to encourage market rate development in Gateway Cities. Developer Allegrone Companies renovated this historic building to create 14 apartments above street-level retail storefronts. The Howard Building is located in the heart of Pittsfield's Downtown Arts District and near major regional employers.

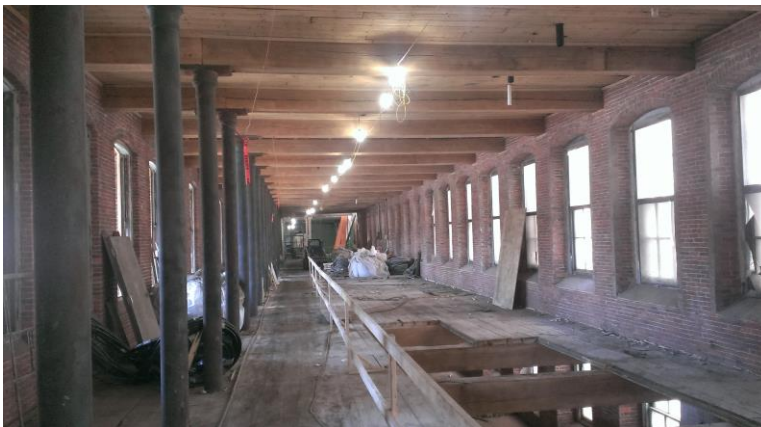3. **The Batch Yard, Everett.** The Batch Yard in Everett is redeveloping the Charleston Chew factory (and adding three new floors) and constructing two new buildings. When completed, the Batch Yard will have 328 market-rate rental units, from studio to three-bedroom units. Developer Post Road Residential is not only marketing the site's proximity to Boston and Cambridge, but also making the case

that young professionals will be attracted to Everett and an expanded sense of Boston's geography.

4. **Counting House Lofts, Lowell.** Winn Development started its restoration of the historic Counting House Lofts building in downtown Lowell. Counting House Lofts is part of the transformation of the Hamilton Canal District and Lowell's Jackson-Appleton-Middlesex District—with its combination of new housing and innovation enterprises (e.g., UMass Lowell announced this year that it would site its Innovation Hub at 110 Canal Street). The project is located in a Chapter 40R smart growth district, an urban renewal area and a growth district. The mixed-income, mixed-use project will consist of 52 family rental units, split evenly between affordable and market rate units. It will also house the Lowell Community Health Center's Metta Clinic.

5. **Residences at Malden Station, Malden**. Malden Center is undergoing a transformation, bringing new residents and businesses to the downtown on the Orange Line. Residences @ Malden Station with 80 market rate units is the first of an expected wave of residential and commercial development in this area.   The building is across from the Malden Center station and offers quick downtown Boston access for less expensive rents than new construction in Boston or Cambridge. The development features studio, 1-bedroom, and 2-bedroom units with modern amenities. The Developer, The Residences @ Malden Station, LLC is

utilizing modular construction to speed completion, maintain quality control, and minimize waste.

6. **Legacy Farms, Hopkinton**. Legacy Farms, a master plan development in Hopkinton experienced continued growth in 2013 with with 121 multi-family homes started last year.   The master developer, Baystone Development, has plans for over 940 homes, a retail/commercial village center, and over 500 acres of open space.   The buildings started in 2013 included 72 apartments that will be part of a 240-unit community built by Wood Partners and 49 townhomes that are part of a 275-unit section of townhomes and single family homes built by Pulte Homes.

Report Posted By:

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Building Permit Numbers by Community—All communities in alpha order

2013 Building Permits	Reported Only						
Annual New Privately-Owned Residential Building Permits							
A	B	C	D	E	F	G	H
Area Name	Total: Multi-Family and Single-Family Detached	Five or More	Three and Four	Two Family	Single Attached	Multi-Family	Single Detached
Abington town	18	0	0	4		4	14
Acton town	93	0	0	10		10	83
Acushnet town	19	0	0	0		0	19
Adams town	2	0	0	0		0	2
Agawam Town	18	0	0	0		0	18
Alford town	3	0	0	0		0	3
Amesbury Town	25	0	0	0		0	25
Amherst town	70	21	18	0	24	63	7
Andover town	23	0	0	6		6	17
Aquinnah town	2	0	0	0		0	2
Arlington town	100	80	0	8		88	12
Ashburnham town	10	0	0	0		0	10
Ashby town	3	0	0	0		0	3
Ashfield town	4	0	0	0		0	4
Ashland town	34	5	8	0		13	21
Athol town	N/A	N/A	N/A	N/A		N/A	N/A
Attleboro	56	0	0	22		22	34
Auburn town	N/A	N/A	N/A	N/A		N/A	N/A
Avon town	2	0	0	0		0	2
Ayer town	36	0	6	0		6	30
Barnstable Town	57	0	12	0		12	45
Barre town	9	0	0	0		0	9
Becket town	11	0	0	0		0	11
Bedford town	40	0	0	0		0	40
Belchertown town	30	0	0	0		0	30

Bellingham town	20	0	0	0		0	20
Belmont town	22	0	0	10		10	12
Berkley town	24	0	0	4		4	20
Berlin town	N/A	N/A	N/A	N/A		N/A	N/A
Bernardston town	1	0	0	0		0	1
Beverly	16	0	0	0		0	16
Billerica town	45	0	0	0		0	45
Blackstone town	17	0	0	2		2	15
Blandford town	2	0	0	0		0	2
Bolton town	20	0	0	0		0	20
Boston	2561	2361	100	66		2527	34
Bourne town	30	0	0	2		2	28
Boxborough town	7	0	0	0		0	7
Boxford town	4	0	0	0		0	4
Boylston town	17	0	0	0		0	17
Braintree Town	84	72	0	3		75	9
Brewster town	24	0	0	0		0	24
Bridgewater town	N/A	N/A	N/A	N/A		N/A	N/A
Brimfield town	5	0	0	0		0	5
Brockton	97	46	4	2		52	45
Brookfield town	61	0	3	2		5	56
Brookline town	14	0	0	0		0	14
Buckland town	0	0	0	0		0	0
Burlington town	49	0	0	0		0	49
Cambridge	959	947	0	0		947	12
Canton town	234	180	36	0	18	234	0
Carlisle town	19	0	0	0		0	19
Carver town	10	0	0	0		0	10
Charlemont town	N/A	N/A	N/A	N/A		N/A	N/A
Charlton town	49	0	0	2		2	47
Chatham town	28	0	0	0		0	28
Chelmsford town	28	0	0	4		4	24
Chelsea	332	332	0	0		332	0
Cheshire town	4	0	0	0		0	4
Chester town	N/A	N/A	N/A	N/A		N/A	N/A
Chesterfield town	1	0	0	0		0	1
Chicopee	38	0	0	6		6	32
Chilmark town	N/A	N/A	N/A	N/A		N/A	N/A
Clarksburg town	N/A	N/A	N/A	N/A		N/A	N/A
Clinton town	20	0	0	0		0	20
Cohasset town	18	0	0	0		0	18

Colrain town	3	0	0	0		0	3
Concord town	47	0	0	0		0	47
Conway town	0	0	0	0		0	0
Cummington town	4	0	0	0		0	4
Dalton town	N/A	N/A	N/A	N/A		N/A	N/A
Danvers town	29	14	0	2		16	13
Dartmouth town	65	30	4	0		34	31
Dedham town	50	27	0	0		27	23
Deerfield town	1	0	0	0		0	1
Dennis town	37	0	0	0		0	37
Dighton town	42	0	0	0		0	42
Douglas town	21	0	0	0		0	21
Dover town	23	0	0	0		0	23
Dracut town	96	48	0	0		48	48
Dudley town	12	0	0	2		2	10
Dunstable town	N/A	N/A	N/A	N/A		N/A	N/A
Duxbury town	28	0	0	0	6	6	22
East Bridgewater town	47	0	0	0		0	47
East Brookfield town	N/A	N/A	N/A	N/A		N/A	N/A
East Longmeadow town	46	0	0	0		0	46
Eastham town	7	0	0	0		0	7
Easthampton Town	14	0	0	0		0	14
Easton town	97	50	0	8		58	39
Edgartown town	40	0	0	0		0	40
Egremont town	N/A	N/A	N/A	N/A		N/A	N/A
Erving town	1	0	0	0		0	1
Essex town	6	0	0	2		2	4
Everett	328	328	0	0		328	0
Fairhaven town	11	0	0	0		0	11
Fall River	62	0	0	0		0	62
Falmouth town	50	0	0	12	38	50	0
Fitchburg	20	0	0	0		0	20
Florida town	N/A	N/A	N/A	N/A		N/A	N/A
Foxborough town	27	0	0	0		0	27
Framingham town	27	0	0	4		4	23
Franklin Town	48	0	16	0		16	32
Freetown town	27	0	0	0		0	27
Gardner	N/A	N/A	N/A	N/A		N/A	N/A
Georgetown town	N/A	N/A	N/A	N/A		N/A	N/A
Gill town	4	0	0	0		0	4
Gloucester	45	0	0	2		2	43

Goshen town	1	0	0	0		0	1
Gosnold town	N/A	N/A	N/A	N/A		N/A	N/A
Grafton town	85	0	0	0		0	85
Granby town	9	0	0	0		0	9
Granville town	2	0	0	0		0	2
Great Barrington town	0	0	0	0		0	0
Greenfield Town	8	0	0	2		2	6
Groton town	23	0	0	2		2	21
Groveland town	4	0	0	2		2	2
Hadley town	10	0	0	0		0	10
Halifax town	25	0	0	0		0	25
Hamilton town	10	0	0	0		0	10
Hampden town	7	0	0	0		0	7
Hancock town	N/A	N/A	N/A	N/A		N/A	N/A
Hanover town	20	0	0	0		0	20
Hanson town	30	0	9	4		13	17
Hardwick town	0	0	0	0		0	0
Harvard town	7	0	0	0	4	4	3
Harwich town	36	0	0	0		0	36
Hatfield town	5	0	0	0		0	5
Haverhill	45	0	0	5	13	18	27
Hawley town	0	0	0	0		0	0
Heath town	1	0	0	0		0	1
Hingham town	78	10	14		4	28	50
Hinsdale town	N/A	N/A	N/A	N/A		N/A	N/A
Holbrook town	12	0	0	0		0	12
Holden town	188	108	9	0		117	71
Holland town	2	0	0	0		0	2
Holliston town	60	0	0	0	16	16	44
Holyoke	7	0	0	0		0	7
Hopedale town	0	0	0	0		0	0
Hopkinton town	150	72	8	0	49	129	21
Hubbardston town	21	0	0	0		0	21
Hudson town	N/A	N/A	N/A	N/A		N/A	N/A
Hull town	16	11	0	0		11	5
Huntington town	2	0	0	0		0	2
Ipswich town	6	0	0	0		0	6
Kingston town	68	0	0	0		0	68
Lakeville town	17	0	0	0		0	17
Lancaster town	22	0	0	0		0	22
Lanesborough town	4	0	0	0		0	4

Lawrence	61	36	0	18		54	7
Lee town	N/A	N/A	N/A	N/A		N/A	N/A
Leicester town	15	0	0	0		0	15
Lenox town	0	0	0	0		0	0
Leominster	39	0	0	0		0	39
Leverett town	3	0	0	0		0	3
Lexington town	82	0	0	0		0	82
Leyden town	2	0	0	0		0	2
Lincoln town	8	0	0	0		0	8
Littleton town	42	0	0	0	6	6	36
Longmeadow town	5	0	0	0		0	5
Lowell	116	56	11	10	25	102	14
Ludlow town	30	0	0	0		0	30
Lunenburg town	20	0	7	2		9	11
Lynn	26	0	3	0		3	23
Lynnfield town	76	36	6	6		48	28
Malden	619	615	3	0	0	618	1
Manchester-by-the-Sea town	7	0	0	0		0	7
Mansfield town	28	0	0	0		0	28
Marblehead town	12	0	0	0		0	12
Marion town	62	60	0	0		60	2
Marlborough	18	0	0	1		1	17
Marshfield town	32	0	0	6		6	26
Mashpee town	73	0	0	0	38	38	35
Mattapoisett town	19	0	0	0		0	19
Maynard town	22	5	0	0		5	17
Medfield town	19	0	0	0		0	19
Medford	183	162	0	8	4	174	9
Medway town	34	0	0	0		0	34
Melrose	61	52	0	0		52	9
Mendon town	19	0	0	0		0	19
Merrimac town	2	0	0	0		0	2
Methuen Town	68	0	0	2		2	66
Middleborough town	N/A	N/A	N/A	N/A		N/A	N/A
Middlefield town	0	0	0	0		0	0
Middleton town	36	0	0	0		0	36
Milford town	66	0	0	34		34	32
Millbury town	6	0	0	0		0	6
Millis town	15	0	0	6		6	9
Millville town	N/A	N/A	N/A	N/A		N/A	N/A
Milton town	5	0	0	0		0	5

Town							
Monroe town	N/A	N/A	N/A	N/A		N/A	N/A
Monson town	10	0	0	0		0	10
Montague town	1	0	0	0		0	1
Monterey town	N/A	N/A	N/A	N/A		N/A	N/A
Montgomery town	0	0	0	0		0	0
Mount Washington town	N/A	N/A	N/A	N/A		N/A	N/A
Nahant town	0	0	0	0		0	0
Nantucket town	109	0	0	0		0	109
Natick town	57	19	4	8		31	26
Needham town	94	0	4	10		14	80
New Ashford town	N/A	N/A	N/A	N/A		N/A	N/A
New Bedford	7	0	0	0		0	7
New Braintree town	0	0	0	0		0	0
New Marlborough town	4	0	0	0		0	4
New Salem town	N/A	N/A	N/A	N/A		N/A	N/A
Newbury town	15	0	0	0		0	15
Newburyport	35	5	8	4		17	18
Newton	74	0	3	20	0	23	51
Norfolk town	59	0	0	0		0	59
North Adams	1	0	0	0		0	1
North Andover town	53	0	4	2		6	47
North Attleborough town	54	18	0	2	34	54	0
North Brookfield town	N/A	N/A	N/A	N/A		N/A	N/A
North Reading town	27	0	0	0		0	27
Northampton	35	0	4	0		4	31
Northborough town	30	0	0	0		0	30
Northbridge town	38	0	0	2		2	36
Northfield town	0	0	0	0		0	0
Norton town	20	0	0	0		0	20
Norwell town	35	0	0	0		0	35
Norwood town	13	0	0	0		0	13
Oak Bluffs town	N/A	N/A	N/A	N/A		N/A	N/A
Oakham town	1	0	0	0		0	1
Orange town	N/A	N/A	N/A	N/A		N/A	N/A
Orleans town	25	0	0	0		0	25
Otis town	3	0	0	0		0	3
Oxford town	17	0	6	2		8	9
Palmer Town	N/A	N/A	N/A	N/A		N/A	N/A
Paxton town	3	0	0	0		0	3
Peabody	13	0	4	0		4	9
Pelham town	1	0	0	0		0	1

Pembroke town	20	0	0	0		0	20
Pepperell town	15	0	5	0	1	6	9
Peru town	3	0	0	0		0	3
Petersham town	0	0	0	0		0	0
Phillipston town	2	0	0	0		0	2
Pittsfield	23	14	0	0		14	9
Plainfield town	0	0	0	0		0	0
Plainville town	13	0	0	0	8	8	5
Plymouth town	240	0	0	4	84	88	152
Plympton town	5	0	0	0		0	5
Princeton town	0	0	0	0		0	0
Provincetown town	46	40	3	2		45	1
Quincy	16	0	16	0		16	0
Randolph town	27	0	0	0		0	27
Raynham town	62	14	0	0		14	48
Reading town	122	86	0	0	24	110	12
Rehoboth town	40	0	0	0		0	40
Revere	14	0	0	10		10	4
Richmond town	1	0	0	0		0	1
Rochester town	18	0	0	0		0	18
Rockland town	32	0	6	6		12	20
Rockport town	11	0	0	0		0	11
Rowe town	0	0	0	0		0	0
Rowley town	54	0	0	0		0	54
Royalston town	2	0	0	0		0	2
Russell town	2	0	0	0		0	2
Rutland town	32	0	0	0		0	32
Salem	68	45	13	0		58	10
Salisbury town	45	0	0	0		0	45
Sandisfield town	5	0	0	0		0	5
Sandwich town	15	0	0	0		0	15
Saugus town	12	0	0	0		0	12
Savoy town	N/A	N/A	N/A	N/A		N/A	N/A
Scituate town	34	0	0	0		0	34
Seekonk town	131	100	4	0		104	27
Sharon town	21	0	0	0		0	21
Sheffield town	7	0	0	0		0	7
Shelburne town	1	0	0	0		0	1
Sherborn town	8	0	0	0		0	8
Shirley town	29	0	0	6		6	23
Shrewsbury town	97	0	0	4		4	93

Shutesbury town	2	0	0	0		0	2
Somerset town	0	0	0	0		0	0
Somerville	40	10	15	12		37	3
South Hadley town	18	0	0	6		6	12
Southampton town	21	0	0	0		0	21
Southborough town	N/A	N/A	N/A	N/A		N/A	N/A
Southbridge Town	N/A	N/A	N/A	N/A		N/A	N/A
Southwick town	19	0	0	4	15	19	0
Spencer town	14	0	0	0		0	14
Springfield	29	0	0	2		2	27
Sterling town	11	0	0	0		0	11
Stockbridge town	4	0	0	0		0	4
Stoneham town	21	0	0	2		2	19
Stoughton town	75	0	4	0		4	71
Stow town	34	30	0	0		30	4
Sturbridge town	22	0	0	0		0	22
Sudbury town	104	64	0	0		64	40
Sunderland town	N/A	N/A	N/A	N/A		N/A	N/A
Sutton town	24	0	0	0		0	24
Swampscott town	9	0	0	2		2	7
Swansea town	39	0	0	0		0	39
Taunton	242	153	10	8		171	71
Templeton town	6	0	0	0		0	6
Tewksbury town	42	0	0	0		0	42
Tisbury town	13	0	0	0		0	13
Tolland town	0	0	0	0		0	0
Topsfield town	34	0	0	0	23	23	11
Townsend town	36	24	0	0		24	12
Truro town	11	0	0	0		0	11
Tyngsborough town	14	0	0	0		0	14
Tyringham town	2	0	0	0		0	2
Upton town	11	0	0	0		0	11
Uxbridge town	32	0	0	8		8	24
Wakefield town	236	216	0	0		216	20
Wales town	N/A	N/A	N/A	N/A		N/A	N/A
Walpole town	49	0	8	0		8	41
Waltham	237	200	3	2		205	32
Ware town	5	0	0	0		0	5
Wareham town	19	0	0	0		0	19
Warren town	3	0	0	0		0	3
Warwick town	N/A	N/A	N/A	N/A		N/A	N/A

Washington town	N/A	N/A	N/A	N/A		N/A	N/A
Watertown Town	468	451	0	10		461	7
Wayland town	19	0	0	2		2	17
Webster town	9	0	0	0		0	9
Wellesley town	66	0	0	0		0	66
Wellfleet town	N/A	N/A	N/A	N/A		N/A	N/A
Wendell town	N/A	N/A	N/A	N/A		N/A	N/A
Wenham town	4	0	0	0		0	4
West Boylston town	21	0	0	0		0	21
West Bridgewater town	20	0	0	0		0	20
West Brookfield town	4	0	0	0		0	4
West Newbury town	16	0	0	0	9	9	7
West Springfield Town	14	0	0	0		0	14
West Stockbridge town	2	0	0	0		0	2
West Tisbury town	5	0	0	0		0	5
Westborough town	60	0	0	0		0	60
Westfield	14	0	0	2		2	12
Westford town	108	0	0	0		0	108
Westhampton town	11	0	0	8		8	3
Westminster town	21	0	0	2		2	19
Weston town	25	0	0	0		0	25
Westport town	N/A	N/A	N/A	N/A		N/A	N/A
Westwood town	22	0	0	0		0	22
Weymouth Town	55	0	0	0		0	55
Whately town	9	0	0	0		0	9
Whitman town	21	0	0	0		0	21
Wilbraham town	18	0	0	0		0	18
Williamsburg town	0	0	0	0		0	0
Williamstown town	4	0	0	0		0	4
Wilmington town	43	0	0	0		0	43
Winchendon town	N/A	N/A	N/A	N/A		N/A	N/A
Winchester town	31	0	0	6		6	25
Windsor town	N/A	N/A	N/A	N/A		N/A	N/A
Winthrop Town	51	51	0	0		51	0
Woburn	19	0	0	0		0	19
Worcester	61	0	8	0		8	53
Worthington town	N/A	N/A	N/A	N/A		N/A	N/A
Wrentham town	48	0	0	0		0	48
Yarmouth town	23	0	0	0		0	23
Totals	**14679**	**7304**	**409**	**451**	**443**	**8607**	**6072**

Source: U.S. Census Bureau and reports to Commonwealth